

DATE SUBMITTED : 22/07/2026
COMMENTS:

However, given the sensitive location of the works within Hazebrouck Meadows SANG, the Council requests that the following matters are carefully considered to ensure the proposal remains compliant with relevant planning policies and maintains the long-term quality of this important area of public open space.

Relevant policies include:

- The Council therefore requests that construction activity within the SANG is managed to minimise disruption and that appropriate mitigation measures are secured through conditions.

The proposed removal of existing trees and whips is noted. While replacement planting is proposed, it will take time for new vegetation to establish and provide equivalent screening and habitat value.

The Council requests assurance that the final landscaping scheme will deliver a resilient and high quality outcome that maintains the character of the SANG and supports biodiversity.

3. Visual Impact of Permanent Infrastructure (Design & Character)

The introduction of a 6 metre ventilation column will alter the visual character of this part of the SANG.

Relevant policies include:

- MDD Policy TB21 – Landscape Character
- Core Strategy CP3 – Design & Character
- Borough Design Guide SPD - requires minimisation of visual intrusion and sensitive siting of infrastructure.

The Council would welcome confirmation that the siting, design and screening of the structure have been fully considered and that alternative options were explored where appropriate.

4. Restoration & Aftercare (Open Space Protection)

Given the sensitivity of the site, a detailed and enforceable restoration plan is essential.

Relevant policies include:

- MDD Policy TB23 – Access & Recreation – supports the protection and enhancement of public open space
- CC03 – Green Infrastructure - requires long term protection and management of green assets

The Council requests that the full restoration and aftercare scheme is secured by condition and made publicly available, ensuring the land is reinstated to a high standard and continues to function effectively as part of the borough's green infrastructure network.

5. Restoration & Aftercare

(Open Space Protection) Construction Management (Amenity & Environmental Protection)

To protect amenity and maintain safe public access during the works, the Council asks that robust construction management measures are secured.

Relevant policies include:

- MDD
- Policy CC06 – Noise & Pollution
- CC10 – Sustainable Drainage & Environmental Protection
- Core Strategy CP1 – Sustainable

Development

Controls on working hours, access routes, noise, dust and site reinstatement should be conditioned to ensure compliance with these policies.

6. Conclusion

Arborfield & Newland Parish Council does not object to the principle of the infrastructure improvements.

However, the Council seeks assurance that appropriate measures to mitigate of the visual impact of the 6m column, restoration, landscape protection and construction management measures, are secured to ensure compliance with relevant planning policies and to protect the

integrity and function of Hazebrouck Meadows SANG.

COMMENTS:

Arborfield & Newland Parish Council recognises the operational need for the proposed sewer network upgrades and acknowledges that infrastructure improvements of this nature are important for maintaining service capacity within the wider area. The Council does not wish to raise an objection in principle to the application.

However, given the sensitive location of the works within Hazebrouck Meadows SANG, the Council requests that the following matters are carefully considered to ensure the proposal remains compliant with relevant planning policies and maintains the long-term quality of this important area of public open space.

1. Works within the SANG (Green Infrastructure & SPA Mitigation)
Hazebrouck Meadows forms part of the borough's strategic green infrastructure and provides essential mitigation for the Thames Basin Heaths SPA.

Relevant policies include:

- Core Strategy CP8 – Thames Basin Heaths SPA requires that SANGs remain high quality, accessible and effective as mitigation.
- MDD Policy TB23 – Access & Recreation and CC03 – Green Infrastructure -emphasis on the protection of recreational and ecological value.

The Council therefore requests that construction activity within the SANG is managed to minimise disruption and that appropriate mitigation measures are secured through conditions.

2. Removal of Planting & Landscape Impact (Trees, Biodiversity & Character)

The proposed removal of existing trees and whips is noted. While replacement planting is proposed, it will take time for new vegetation to establish and provide equivalent screening and habitat value.

Relevant policies include:

- MDD Policy CC03 – Green Infrastructure - seeks the retention and enhancement of existing planting.
- MDD Policy TB21 – Landscape Character - requires development to respect and reinforce local landscape qualities.
- Core Strategy CP3 – General Principles for Development - expects high quality environmental outcomes.

The Council requests assurance that the final landscaping scheme will deliver a resilient and high quality outcome that maintains the character of the SANG and supports biodiversity.

3. Visual Impact of Permanent Infrastructure (Design & Character)

The introduction of a 6 metre ventilation column will alter the visual character of this part of the SANG.

Relevant policies include:

- MDD Policy TB21 – Landscape Character
- Core Strategy CP3 – Design & Character
- Borough Design Guide SPD - requires minimisation of visual intrusion and sensitive siting of infrastructure.

The Council would welcome confirmation that the siting, design and screening of the structure have been fully considered and that alternative options were explored where appropriate.

4. Restoration & Aftercare (Open Space Protection)

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and enhancement of
public open space

- CC03 – Green Infrastructure - requires long term protection and management of green assets

The Council requests that the full restoration and aftercare scheme is secured by condition and made publicly available, ensuring the land is reinstated to a high standard and continues to function effectively as part of the borough's green infrastructure network.

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